

RENTON CITY COUNCIL
Regular Meeting

January 7, 2002
Monday, 7:30 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

TONI NELSON, Council President; DAN CLAWSON; KATHY KEOLKER-WHEELER; TERRI BRIERE; KING PARKER; DON PERSSON; RANDY CORMAN.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; SUE CARLSON, Economic Development Administrator; ALEX PIETSCH, Economic Development Director; JIM SHEPHERD, Community Services Administrator; JUDGE TERRY L. JURADO, Municipal Court; NORMA MCQUILLER, Neighborhood Coordinator; TOM BOYNS, Property Services Supervisor; DEREK TODD, Assistant to the CAO; CHIEF LEE WHEELER, DEPUTY CHIEF GLEN GORDON and CAPTAIN TALLY HALL, Fire Department; COMMANDER KEVIN MILOSEVICH, Police Department.

**INSTALLATION OF
COUNCILMEMBERS AND
MUNICIPAL COURT
JUDGE**

City Clerk Marilyn Petersen administered the oath of office to Councilmembers Randy Corman, Position No. 1, Dan Clawson, Position No. 2, and Terri Briere, Position No. 6, each of whom was re-elected in November, 2001 to a four-year term to expire December 31, 2005.

King County District Court Judge Chas. Delaurenti administered the oath of office to Municipal Court Judge Terry L. Jurado, who was elected in November, 2001 to a four-year term to expire December 31, 2005.

**SPECIAL
PRESENTATIONS**

King County: Recognition of
Renton's Centennial

King County Councilman Rob McKenna presented and read a proclamation adopted on December 10, 2001, by the Metropolitan King County Council in honor of Renton's Centennial. Mayor Tanner accepted the proclamation on behalf of the City of Renton.

Fire: Station #12, Gift of a
Painting from Highlands
Community Association

Heidi Beckley, Chairperson and founder of the Highlands Community Association (HCA), expressed the association's appreciation for the community-oriented Fire Station #12 and she thanked the Mayor and Council for supporting the construction of the new Fire Station #12. On behalf of HCA, Ms. Carlson presented a painting to Fire Station #12 and introduced the artist, her brother, Kim Drew. Fire Station #12 Captain Tally Hall thanked HCA for the painting, saying that it will be proudly displayed at the new station.

RECESS

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL RECESS
FOR 15 MINUTES. CARRIED. Time: 7:46 p.m.

The meeting reconvened at 8:06 p.m.; roll was called; all Councilmembers present.

PUBLIC HEARING

Vacation: Lyons Ave NE
ROW, Abney-Revard (VAC-
01-006)

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the street vacation petition for portion of unopened Lyons Ave. NE

right-of-way located south of NE 4th St. submitted by petitioners Abney-Revard, Inc., Conner Homes and George Bales (VAC-01-006).

Property Services Supervisor Tom Boyns explained that the purpose of the vacation request is to enable the petitioner to reconfigure existing right-of-way segments consistent with the required alternative right-of-way widths and alignments proposed in the Morgan Place preliminary plat application. The request includes the provision to waive the appraisal process because the proposed right-of-way to be vacated is in exchange for replacement right-of-way to be dedicated in the plat. Mr. Boyns pointed out that the proposed vacation will realign Lyons Ave. S. resulting in a continuous right-of-way.

Describing the proposed vacation area, Mr. Boyns stated that the right-of-way included in this petition was dedicated in the plat of Black Loam Acre Tracts more than 25 years ago and has never been improved. If the City decides to vacate the property, the property that is west of the centerline will attach automatically to the property on the west and the property to the east of the centerline will attach to the property on the east. He indicated that since the vacation request involves an exchange of right-of-way, the costs should be waived for the parties receiving the property.

Continuing, Mr. Boyns reported that the Utility Division requested that an easement be retained to accommodate any future service needs. He noted that Puget Sound Energy has not responded to the City's request for review to determine any need for an easement and he said that staff feels the City can move forward without a response. In conclusion, Mr. Boyns stated that staff recommends approval of the request to vacate the right-of-way, and that compensation be waived in exchange for the additional right-of-way to be dedicated in the Morgan Place preliminary plat, subject to the retainage of a utility easement over the westerly half of the right-of-way.

Audience comment was invited.

Quang T. Do, 5415 NE 4th St., Renton, 98059, expressed his objections to the proposed street vacation. Mr. Do indicated that if the vacation is approved, he will not be able to access the new Lyons Ave. NE from his property.

Mayor Tanner suggested that the property be divided in a different way so that Mr. Do has access to the newly aligned Lyons Ave. NE and he inquired as to what affect that would have on the Morgan Place preliminary plat.

Following Council discussion regarding how the vacated property could be divided to allow Mr. Do access to Lyons Ave. NE and the effect it may have on the preliminary plat application, Mayor Tanner recommended that the public hearing be continued until next week in order to give staff time to review the matter. Councilman Parker expressed his agreement with continuing the public hearing and asked that Council be provided with a detailed map of the subject area. MOVED BY KEOLKER-WHEELER, SECONDED BY PARKER, COUNCIL CONTINUE THE PUBLIC HEARING UNTIL JANUARY 14, 2002. CARRIED.

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2002 and beyond. Items noted included:

- ✱ In 2001, Renton's website, www.ci.renton.wa.us, registered more than 1.1 million overall hits in comparison to 720,190 overall hits in 2000.
- ✱ On Friday, January 18th, the musical group "Tingstad and Rumbel" will perform at Carco Theater at 8:00 p.m.
- ✱ Due to requests for improved service, garbage collections for the garbage cans in the downtown transit center are being increased from three times per week to five times per week.

Executive: City Website
Listing re Appliance Disposal

Councilman Clawson suggested that information be listed on the City's website pertaining to the disposal of appliances such as water heaters, including information about which transfer stations Renton residents can use and their hours of operation and location.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Council Meeting Minutes of
December 17, 2001

Approval of Council Meeting minutes of December 17, 2001. Council concur.

Council Meeting Minutes of
December 21, 2001

Approval of Special Council Meeting minutes of December 21, 2001. Council concur.

CAG: 01-196, City Hall 7th
Floor Conferencing Center
Electrical, Main Street Electric

City Clerk reported bid opening on 1/02/2002 for CAG-01-196, City Hall Seventh Floor Conferencing Center Electrical; six bids; project estimate \$23,600; and submitted staff recommendation to award the contract to the low bidder, Main Street Electric, Inc., in the amount of \$19,594.88. Council concur.

Community Services: 200 Mill
Bldg Elevator Repair, Thyssen
Krupp Elevators Inc

Community Services Department recommended approval of a contract with Thyssen Krupp Elevators, Inc. in the amount of \$67,506.05 to repair and upgrade the earthquake-damaged CAB #1 elevator at the 200 Mill Building. Refer to Finance Committee.

Rezone: Imagina Productions
Property, Talbot Rd S, P-1 to
RC (R-01-137)

Hearing Examiner recommended approval of a rezone of a remnant 635 square foot site located south of the intersection of Talbot Rd. S. and S. 194th St. near the entrance to the Springbrook Springs Reservoir from P-1 (Public Use) to RC (Resource Conservation) zone; R-01-137 (Imagina Productions property). Council concur. (See page 9 for ordinance.)

Rezone: Covenant
Development Property, Main
Ave S, P-1 to R-1 (R-01-128)

Hearing Examiner recommended approval of a rezone of a 91,962 square foot vacant site located at 4301 Main Ave. S. from P-1 (Public Use) to R-1 (Residential Single Family; one dwelling unit per acre) zone; R-01-128 (Covenant Development property). Council concur. (See page 9 for ordinance.)

Rezone: South Talbot Hill
Reservoir Property, Main Ave
S, P-1 to R-1 (R-01-129)

Hearing Examiner recommended approval of a rezone of a City-owned reservoir site with a 1.5 million gallon tank located at 4300 Main Ave. S. from P-1 (Public Use) to R-1 (Residential Single Family; one dwelling unit per acre) zone with a P-suffix designation; R-01-129 (South Talbot Hill Reservoir). Council concur. (See page 9 for ordinance.)

Rezone: Renton Water Well No
5, NE 24th St, P-1 to R-8 (R-
01-130)

Hearing Examiner recommended approval of a rezone of a City-owned 25,733 square foot water utility site located at 1650 NE 24th St., at the intersection of Jones Ave. NE and NE 24th St. from P-1 (Public Use) to R-8 (Residential Single Family; eight dwelling units per acre) zone with a P-suffix designation;

R-01-130 (Renton Water Well No. 5). Council concur. (See page 10 for ordinance.)

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|--|---|
| Rezone: BNSF Railroad Property, P-1 to CA (R-01-140) | Hearing Examiner recommended approval of a rezone of an approximately 64,000 square foot former railroad right-of-way site which parallels the west side of the I-405 corridor between the southern edge of the Cedar River on the south, the southern edge of Bronson Way N. on the north, and Houser Way N. on the west from P-1 (Public Use) to CA (Commercial Arterial) zone; R-01-140 (Burlington Northern Santa Fe Railroad). Council concur. (See page 10 for ordinance.) |
| Rezone: Fire Station #13, 108th Ave SE, P-1 to R-10 (R-01-124) | Hearing Examiner recommended approval of a rezone of City-owned Fire Station #13 located at 17040 108th Ave. SE near SE 172nd St. and surrounded by unincorporated King County from P-1 (Public Use) to R-10 (Residential Single Family; ten dwelling units per acre) zone with a P-suffix designation; R-01-124 (Fire Station #13). Council concur. (See page 10 for ordinance.) |
| Rezone: Talbot Hill Remnant, Talbot Rd S, P-1 to RC (R-01-136) | Hearing Examiner recommended approval of a rezone of an approximately 300 square foot remnant site located south of the intersection of Talbot Rd. S. and S. 194th St. near the entrance to the Springbrook Springs Reservoir from P-1 (Public Use) to RC (Resource Conservation) zone with a P-suffix designation; R-01-136 (Talbot Hill Remnant). Council concur. (See page 10 for ordinance.) |
| Rezone: West Hill Reservoir, 82nd Ave S, P-1 to R-8 (R-01-121) | Hearing Examiner recommended approval of a rezone of a 2.28 acre site located along the west side of 82nd Ave. S. at S. 126th St. from P-1 (Public Use) to R-8 (Residential Single Family; eight dwelling units per acre) zone with a P-suffix designation; R-01-121 (West Hill Reservoir). Council concur. (See page 10 for ordinance.) |
| Human Services: CDBG Funding Options, King County Contract | Human Services Division recommended entering into a joint agreement with King County that provides for the City to receive the higher of the entitlement or pass-through Community Development Block Grant (CDBG) funding amount each year for 2003-2005; and to remain in the consortium made up of King County and most suburban cities. Refer to <u>Community Services Committee</u> . |
| Vacation: Lyons Ave NE between NE 2nd & 4th Sts, Conner Homes (VAC-01-004) | Technical Services Division recommended that the continued public hearing regarding the petition for street vacation for portion of Lyons Ave. NE, between NE 2nd and NE 4th Streets (Petitioner, Conner Homes; VAC-01-004) be set on 1/28/2002 to discuss unresolved issues raised at the 12/3/2001 public hearing. Refer to <u>Transportation Committee</u> ; reconvene public hearing on 1/28/2002. |
| | MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED. |
| CORRESPONDENCE Citizen Comment: Kahrs – Jail Conditions | Councilman Clawson reported receipt of correspondence from Attorney Michael C. Kahrs, 753 N. 35th St., Suite 102, Seattle, 98103, who represents a present detainee of the Renton jail. Mr. Kahr claims that his client suffers from a serious medical condition and does not have adequate access to medical care due to the unconstitutional jail conditions. In addition, Mr. Kahr claims that inmates lack hot water, do not have access to an outside exercise yard and are unable to contact their attorneys by a free phone. |
| | MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL REFER THIS CORRESPONDENCE TO THE <u>ADMINISTRATION</u> FOR RESPONSE AND REFER THE MATTER TO THE <u>PUBLIC SAFETY COMMITTEE</u> FOR A BRIEFING. CARRIED. |
| OLD BUSINESS <u>Finance Committee</u> | Finance Committee Chair Parker presented a report recommending approval of Claim Vouchers 199743 – 200221 and three wire transfers totaling |

Finance: Vouchers \$1,326,885.57; and approval of Payroll Vouchers 35568 – 35987, 1,074 direct deposits and two wire transfers totaling \$3,155,191.54. **MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

Utilities Committee

Utilities: Maplewood Water Treatment Facility Shut Down

Utilities Committee Chair Briere presented a report regarding placing the Maplewood Water Treatment Facility on stand-by status. The Utilities Committee recommended concurrence in the staff recommendation to stop pumping water from the Maplewood wells to the Renton Highlands area until additional treatment facilities can be constructed to improve the water quality. The pump station will be placed on stand-by status and can be used as a backup water supply in case of an emergency.

The Committee further recommended that Council support the authorization of funding to complete the construction of the additional facilities as identified in the six-year 2002-2007 Capital Improvement Program budget. **MOVED BY BRIERE, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

ORDINANCES AND RESOLUTIONS

The following ordinances were presented for first reading and referred to the Council meeting of 1/14/2002 for second and final reading:

Vacation: SW 13th St between Lind & Seneca, Dale Walker (VAC-01-003)

An ordinance was read vacating that portion of SW 13th St. between Lind and Seneca Avenues SW in the Auto Mall area (Dale Walker, Walker's Renton Subaru; VAC-01-003). **MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/14/2002. CARRIED.**

Vacation: Timing of Street Vacation Decision & Related Land Use Action, Code Revisions

An ordinance was read amending Chapter 9-14, Vacations, of Title 9 (Public Ways) of City Code by indicating in Section 9-14-3 when additional notice is required; deleting Section 9-14-9; and renumbering Sections 9-14-10 and 9-14-11. **MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/14/2002. CARRIED.**

Rezone: Imagina Productions Property, Talbot Rd S, P-1 to RC (R-01-137)

An ordinance was read changing the zoning classification of a remnant 635 square foot site located south of the intersection of Talbot Rd. S. and S. 194th St. near the entrance to the Springbrook Springs Reservoir from P-1 (Public Use) to RC (Resource Conservation) zone; R-01-137 (Imagina Productions). **MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/14/2002. CARRIED.**

Rezone: Covenant Development Property, Main Ave S, P-1 to R-1 (R-01-128)

An ordinance was read changing the zoning classification of a 91,962 square foot vacant site, located at 4301 Main Ave. S., south of S. 179th St. from P-1 (Public Use) to R-1 (Residential Single Family; one dwelling unit per acre) zone; R-01-128 (Covenant Development). **MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/14/2002. CARRIED.**

Rezone: South Talbot Hill Reservoir Property, Main Ave S, P-1 to R-1 (R-01-129)

An ordinance was read changing the zoning classification of a City-owned reservoir site with a 1.5 million gallon tank located at 4300 Main Ave. S. and S. 179th St. from P-1 (Public Use) to R-1 (Residential Single Family; one dwelling unit per acre) zone with a P-suffix designation; R-01-129 (South Talbot Hill Reservoir). **MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON**

1/14/2002. CARRIED.

Rezone: Renton Water Well No 5, NE 24th St, P-1 to R-8 (R-01-130)

An ordinance was read changing the zoning classification of a City-owned 25,733 square foot water utility site located at 1650 NE 24th St., at the intersection of Jones Ave. NE and NE 24th St. from P-1 (Public Use) to R-8 (Residential Single Family; eight dwelling units per acre) zone with a P-suffix designation; R-01-130 (Renton Water Well No. 5). MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/14/2002. CARRIED.

Rezone: BNSF Railroad Property, P-1 to CA (R-01-140)

An ordinance was read changing the zoning classification of an approximately 64,000 square foot former railroad right-of-way site which parallels the west side of the I-405 corridor between the southern edge of the Cedar River on the south, the southern edge of Bronson Way N. on the north, and Houser Way N. on the west from P-1 (Public Use) to CA (Commercial Arterial) zone; R-01-140 (Burlington Northern Santa Fe Railroad). MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/14/2002. CARRIED.

Rezone: Fire Station #13, 108th Ave SE, P-1 to R-10 (R-01-124)

An ordinance was read changing the zoning classification of City-owned Fire Station #13 site located at 17040 108th Ave. SE near SE 172nd St. and surrounded by unincorporated King County from P-1 (Public Use) to R-10 (Residential Single Family; ten dwelling units per acre) zone with a P-suffix designation; R-01-124 (Fire Station No. 13). MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/14/2002. CARRIED.

Rezone: Talbot Hill Remnant, Talbot Rd S, P-1 to RC (R-01-136)

An ordinance was read changing the zoning classification of an approximately 300 square foot remnant site located south of the intersection of Talbot Rd. S. and S. 194th St. near the entrance to Springbrook Springs Reservoir from P-1 (Public Use) to RC (Resource Conservation) zone with a P-suffix designation; R-01-136 (Talbot Hill Remnant). MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/14/2002. CARRIED.

Rezone: West Hill Reservoir, 82nd Ave S, P-1 to R-8 (R-01-121)

An ordinance was read changing the zoning classification of a 2.28 acre site located along the west side of 82nd Ave. S. at S. 126th St. from P-1 (Public Use) to R-8 (Residential Single Family; eight dwelling units per acre) zone with a P-suffix designation; R-01-121 (West Hill Reservoir). MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 1/14/2002. CARRIED.

The following ordinances were presented for second and final reading and adoption:

Ordinance #4939

Rezone: Washington State Property, P-1 to RC (R-01-139)

An ordinance was read changing the zoning classification of property consisting of a remnant 20,625 square foot site located on the south side of the Cedar River between the eastern edge of the I-405 right-of-way on the west and the Cedar River Trail on the east from P-1 (Public Use) zone to RC (Resource Conservation) zone with a P-suffix designation; R-01-139 (State of Washington property). MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN,

COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #4940

Rezone: Rajaratnam Property,
Logan Ave S, P-1 to CD (R-
01-132)

An ordinance was read changing the zoning classification of a 9,681 square foot site at 21 Logan Ave. S., located at the intersection of Logan Ave. S. and N. Airport Way and abutting the Renton Airport to the west from P-1 (Public Use) zone to CD (Center Downtown) zone; R-01-132 (Rajaratnam property).
MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #4941

Rezone: Mt Olivet Reservoir,
Bronson Way NE, P-1 to RM-I
(R-01-101)

An ordinance was read changing the zoning classification of a 3.79 acre site located at 250 Bronson Way NE at the intersection of Bronson Way NE and NE 3rd St. from P-1 (Public Use) zone to RM-I (Residential Multi-Family Infill) zone with a P-suffix designation; R-01-101 (Mt. Olivet Reservoir). MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Police: Parking Fines

MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL REFER THE ISSUE OF PARKING FINES TO THE PUBLIC SAFETY COMMITTEE. CARRIED.

Development Services: Binding
Site Plan Process Public
Hearing

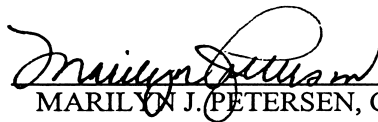
MOVED BY KEOLKER-WHEELER, SECONDED BY BRIERE, COUNCIL CONTINUE THE PUBLIC HEARING ON THE BINDING SITE PLAN PROCESS ORIGINALLY SCHEDULED ON 1/14/2002 TO 1/28/2002. CARRIED.

Public Works: Bronson Way
NE Water Runoff Problems

Councilman Persson relayed a citizen concern regarding water runoff problems originating from Bronson Way NE that allegedly caused several accidents on Sunset Blvd. Mayor Tanner requested that Planning/Building/Public Works Administrator Gregg Zimmerman investigate the matter.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED. Time: 8:57 p.m.



MARILYN J. PETERSEN, CMC, City Clerk